013.0	0011	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,099,800	/	1,099,800
USE VALUE:	1,099,800	/	1,099,800
ASSESSED:	1,099,800	/	1,099,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10	-10A	MOTT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LUCAS-KEITH DARWIN T
Owner 2:	LUCAS-KEITH HEATHER C
Owner 3:	
Street 1:	10 MOTT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PLATT ALBERT J/ALICE J -
Owner 2:	-
Street 1:	43 WHITTEMORE ROAD
Twn/City:	FRAMINGHAM
St/Prov:	MA Cntry:
Postal:	01701

NARRATIVE DESCRIPTION

This parcel contains 6,030 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1940, having primarily Wood Shingle Exterior and 3078 Square Feet, with 2 Units, 5 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6030.000	618,200	900	480,700	1,099,800
Total Card	0.138	618,200	900	480,700	1,099,800
Total Parcel	0.138	618,200	900	480,700	1,099,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 357.31 | /Parcel: 357.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	10990
GIS Ref	
GIS Ref	
Insp Date	07/22/16

!1344!

PREVIOUS ASSESSMENT

Parcel ID: 013.0-0011-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	618,200	900	6,030.	480,700	1,099,800	1,099,800	Year End Roll	12/18/2019
2019	104	FV	447,100	900	6,030.	510,800	958,800	958,800	Year End Roll	1/3/2019
2018	104	FV	447,100	900	6,030.	372,600	820,600	820,600	Year End Roll	12/20/2017
2017	104	FV	420,800	900	6,030.	324,500	746,200	746,200	Year End Roll	1/3/2017
2016	104	FV	311,800	0	6,030.	276,400	588,200	588,200	Year End	1/4/2016
2015	104	FV	279,200	0	6,030.	270,400	549,600	549,600	Year End Roll	12/11/2014
2014	104	FV	279,200	0	6,030.	222,300	501,500	501,500	Year End Roll	12/16/2013
2013	104	FV	270,500	0	6,030.	211,500	482,000	482,000		12/13/2012

PRINT

Date	Time
12/10/20	16:58:16

LAST REV

Date	Time
03/07/17	13:42:13
danam	
1344	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PLATT ALBERT J/	1346-7		10/25/2007	Change>Sale	520,000	No	No		
PLATT ALBERT J/	1333-72		2/15/2007	Family	1	No	No		
PLATT ROBERT B-	1300-54		5/11/2005	Family	1	No	No		
	1075-24		10/1/1990		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/10/2017	140	Solar Pa	5,670	C				
3/12/2015	232	Addition	221,320					Build new 12 x 33
3/7/2013	300	Dormers	37,000	C				
10/30/2012	1424	Dormers	33,000	C				
9/14/2011	1126	Manual	5,000					demo stairs, walk
7/29/2009	647	New Wind	17,000					
11/7/2007	1029	Redo Kit	10,000	C		G10	GR FY10	retile bath
10/6/1993	498	Manual	2,500	C				REPAIR ANT DAMAGE

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2016	Permit Visit	PT	Paul T
7/22/2016	Info At Door	PT	Paul T
6/10/2013	Measured	JBS	JOHN S
5/24/2013	Info Fm Prmt	EMK	Ellen K
4/26/2013	Info Fm Prmt	EMK	Ellen K
5/8/2009	Measured	372	PATRIOT
12/4/2008	MLS	MM	Mary M
10/20/1999	Inspected	256	PATRIOT
9/30/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	10990
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6030		Sq. Ft.	Site		0	80.	1.00	1									480,721						480,700	

Total AC/HA: 0.13843 | Total SF/SM: 6030 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 480,721 | Spl Credit | Total: 480,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:	2	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.99113059
Const Adj.:	0.99436283
Adj $ / SQ:	167.542
Other Features:	183579
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	759450
Depreciation:	141258
Depreciated Total:	618192

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

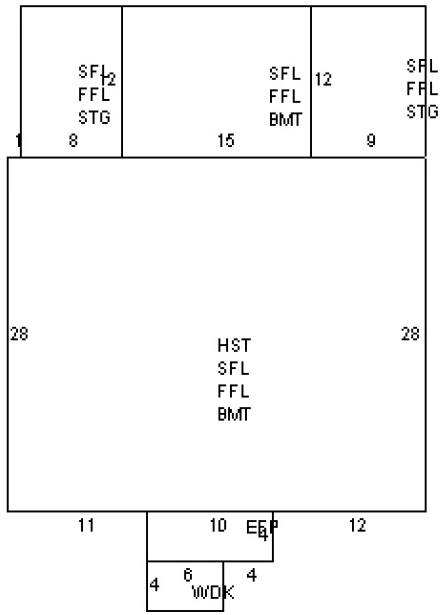
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	167.54
Special Features:	0	Val/Su Net:	138.92
Final Total:	618200	Val/Su SzAd	200.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,308	167.540	219,145
SFL	Second Floor	1,308	167.540	219,145
BMT	Basement	1,104	50.260	55,490
HST	Half Story	462	167.540	77,405
STG	Storage	204	6.940	1,416
EFP	Enclos Porch	40	72.190	2,888
WDK	Deck	24	15.910	382
	Net Sketched Area:	4,450	Total:	575,871
Size Ad	3078	Gross Are	4912	FinArea 3078

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

013.0-0011-0005.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	20X13	A	AV	2013	3.69	T	5	104			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900

IMAGE

AssessPro Patriot Properties, Inc